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SINGLETON AVENUE, LYTHAM ST. ANNES  
FY8 3JU

ASKING PRICE £365,000

- IMMACULATE & FULLY MODERNISED 4 BEDROOM DETACHED DORMER BUNGALOW SET IN POPULAR RESIDENTIAL LOCATION
- GARAGE & OFF ROAD PARKING FOR 4 CARS
- BRIGHT AND AIRY LOUNGE - CONTEMPORARY KITCHEN - CONSERVATORY - MODERN BATHROOM - LARGE PRIVATE & SUNNY REAR GARDEN
- EPC RATING - D



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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### Entrance

UPVC door with double glazed opaque glass insert and double glazed opaque windows to both sides leading into;

### Porch

Tiled flooring, coving, solid oak double opening doors with glazed inserts leading into;

### Hallway

Spacious hallway with staircase leading to first floor landing, cupboard housing consumer unit and meters, double radiator, built in cloak cupboard, coving, doors leading to all ground floor rooms.

### Lounge

16'3 (into bay) x 11'11

Large UPVC double glazed walk in bay window to front and two sets of UPVC double glazed opaque windows to side all allowing plentiful light, recessed fireplace with wooden beam surround housing electric log burning effect fire, double radiator, television and telephone points, coving.

### Bedroom One

13'8 x 12'5

Large UPVC double glazed windows to front and side both allowing plentiful light, radiator, television point, coving.

### Bedroom Four / Dining Room

11' x 9'11

Currently used as a dining room, UPVC double glazed window to side, wood effect laminate flooring, radiator, coving, UPVC double glazed sliding doors leading out to rear garden.

### Bathroom

10'6 x 6'2

UPVC double glazed opaque window to rear, three piece contemporary white suite comprising; jacuzzi bath with overhead mains powered shower, pedestal wash hand basin, WC, tiled flooring, part tiled walls, radiator, recessed LED spotlights, large built in storage cupboard.



### Kitchen

16'6 x 8'6

UPVC double glazed window to side, comprehensive range of contemporary fitted wall and base units with wood effect laminate work surfaces and under unit lighting, tiled to splash backs, one and a half bowl ceramic sink and drainer with modern pull out tap, space for oven with overhead illuminated extractor, space for American style fridge freezer, plumbed for washing machine, wood effect ceramic tiled flooring, radiator, cupboard housing brand new Vaillant combination boiler, built in larder cupboard, open to;

### Conservatory

11'2 x 10'4

Brick base built conservatory with UPVC double glazed windows to side and rear, wood effect laminate flooring, double glazed roof, two sets of double radiators for all year round use, television point, UPVC double glazed French doors leading out to the rear garden.

### First Floor Landing

Aforementioned staircase leading to first floor landing, UPVC double glazed window to front, wood effect laminate flooring, radiator, loft hatch, doors leading to all first floor rooms;

### Bedroom Two

12'7 x 12'5

UPVC double glazed windows to front and side allowing plentiful light, wood effect laminate flooring, radiator, television point.

### Bedroom Three

12' x 8'6 (to front of wardrobes)

UPVC double glazed window to side, comprehensive range of contemporary fitted wardrobes providing excellent storage space, double radiator, storage into eaves, recessed LED spotlights.

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### Outside

To the front of the property there is a good sized laid to lawn garden with plants and shrubs and a large driveway providing off road parking for numerous cars and access to the garage. Large South Westerly facing private and sunny rear garden (approximately 60ft square) with large laid to lawn area, large decked seating area, plant, tree and shrub borders, greenhouse, enclosed bin storage area to the side of the property with gate leading to the front garden.

### Garage

Single brick built garage with up and over door and power and light, UPVC double glazed window to side, and UPVC door leading out to the rear garden.

### Other Details

Tenure - Leasehold: 936 years remaining, Ground Rent - £14.50 per annum

Tax Band - D (£2,165.00 per annum)

All internal doors at the property are solid oak and the property has been recently redecorated throughout. The property has had historical settlement but to the vendors knowledge no claim has ever been made.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	